



Housing Authority of Prince George's County FY 2022 Annual PHA Plan

January 10, 2021 at 5:30p.m.



Yolanda L. Hawkins-Bautista, Chair
Nathan F. Simms, Executive Director



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AGENDA

Welcome and Introductions

Overview of Annual Agency Plan

Guiding Principles, Transformative Statement
Mission Statement, Goals and Objectives

Mission Statement, Goals and
Objectives

Significant Amendment and Standard
Deviation/Modification

Capital Fund Program
Performance and Evaluation Report

RAD Conversion & Repositioning Strategy

Annual Plan / 5 Year Rolling Plan process

Duration (days)	Start Date	End Date	Description
	7/1/2021		01 – Kick-off Meeting with Staff and Preparation of the Draft Annual Year Plan
	10/1/2021	11/10/2021	02- Progress Meetings with staff
	11/1/2021	11/10/2021	04- Present Draft Agency Plan to Development Team
	11/10/2021	11/20/2021	05- Present draft to Executive Director to include staff input
		11/12/2021	06- Issue Notice of Public Hearing and Resident Advisory Board (RAB) Meeting and Post Draft Agency Plan on Website
45	11/12/2021	12/27/2021	07 – 45 Day Comment Period
	12/3/2021	12/3/2021	08- Draft Plan presentations to RAB
	12/10/2021	12/10/2021	09- Agency Plan Public Hearing / Public Comments
17	11/1/2021	12/27/2021	10-Review Public Comments and finalize draft Agency Plan
		Early Jan 2022	11- Send final draft Agency Plan to Board of Commissioners
		1/10/2022	12- Review Approval of Agency Plan by Board of Commissioners
	1/11/2022	2/1/2022	13- Annual plan signatures (All required forms)
		2/4/2022	14- Submit Agency Plan to HUD

Where is the Annual PHA Plan available?

- ▶ Public Housing Sites – Management Offices
- ▶ Rental Assistance Division
- ▶ HAPGC website– Via ha.mypgc.us

Public Hearing Dates

➤ Public Hearing

Date/Time: **December 10, 2021**
at 12:00 p.m.

Location: **Virtual Zoom Meeting Link Information**

Topic: **FY 2022 HAPGC Agency Plan Public Hearing/
Comments: December 10th at 12:00pm**

Time: **Dec 10, 2021 12:00 PM Eastern Time (US and
Canada)**

Join Zoom Meeting

<https://mypgc.zoom.us/j/88687577160>

Meeting ID: 886 8757 7160

Passcode: 239982

One tap mobile

+13017158592,,88687577160# US (Washington DC)

➤ Annual RAB Meeting

Date/Time: **December 3, 2021**
at 12:00 p.m.

Location: **Virtual Zoom Meeting Link Information**

Topic: **RAB FY 2022 HAPGC Agency Plan Resident
Advisory Board Meeting**

Time: **Dec 3, 2021 12:00 PM Eastern Time (US and
Canada)**

Join Zoom Meeting

<https://mypgc.zoom.us/j/81104820818>

Meeting ID: 811 0482 0818

Passcode: 018865

One tap mobile

+13017158592,,81104820818# US (Washington DC)

Overview of 5 Year Rolling & Annual Plan

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA reviews and updates once every 5th PHA fiscal year, and the Annual Plan, which is prepared by the PHA every year.

PHAs submit to HUD a PHA Plan Template, which includes specific plan elements but also information on where certain plan elements that are not required to be reviewed by HUD can be obtained locally. PHAs use the same PHA Plan Template for the 5-Year and Annual Plan. The entire PHA Plan (including all elements, not just those submitted to HUD) must be made available locally, typically at the main office of the PHA or on the PHA website.

Overview Agency Plan

The Housing Authority of Prince George's County is developing its Agency Plan in compliance with the United States Department of Housing and Urban Development (HUD), Quality Housing and Responsibility Act of 1998 is scheduling its RAB for comments to the Agency Plan:

- ▶ An Annual Plan
- ▶ Overview of Specific Housing Authority Policies
- ▶ FY 2022 Financial Resources Statement
- ▶ Waiting List Needs Assessment
- ▶ A Five-Year Rolling Plan
- ▶ Mission Statement
- ▶ Long-Term Goals
- ▶ Conversion Activities
- ▶ Updated Policies & Procedures (Administrative Plan & ACOP)

Guiding Principles

HAPGC will use the following guiding principles when considering present and future initiatives:

- ▶ One-for-One replacement of affordable unit
- ▶ Minimal impact to resident (no significant increase in rental payments)
- ▶ Increase to housing stock/portfolio
- ▶ Significant community outreach and participation
- ▶ Preservation of Affordable Housing

HAPGC's Strategic Mission

- ▶ The mission of the Housing Authority of Prince George's County is to expand access to a broad range of quality housing options, create safe, well planned, attractive residential communities while assisting families in maintaining self-sufficiency and promoting stability within communities.
- ▶ The beneficiaries of our efforts are individuals and families with housing or community improvement needs. Special emphasis is given to low and moderate income people who live in the county.
- ▶ We carry out our mission through aggressive financing; innovative planning; and productive partnerships with the public, private and community based organizations.

Housing Authority of Prince Georges County Transformative Statement:

The transformation of the Housing Authority of Prince George's County relies on our ability to demonstrate industry leadership in the preservation and development of affordable housing. Through efficient and responsible stewardship of our assets and resources, we will deepen and expand our partnerships with internal and external stakeholders. Our foundation rests upon empathy, compassion, and service to our primary clients, those living and in need of quality, safe, and affordable housing. Through the embodiment of these ideals, we are committed to serving and creating opportunities for the well-being of Prince George's County residents.

Establishing the Building Blocks

The new direction of HAPGC is based on the following principles:

Transparency - Better reporting and documented processes

Accountability - Creating check and balances for all

Collaboration- Leverage resources, ideas, and strategies

Tearing down silos- Taking a comprehensive approach to better support participants

Communication- Increased internal and external communication to all stakeholders and partners

Empowerment- Empower those internal and external to our organization to reach their fullest potential

Annual Plan HAPGC Goals

GOAL 1

Continue to implement the appropriate management and administrative measures to maintain financial stability and maintain a standard performer designation.

GOAL 2

Maximize productivity and efficiency of human resources using technologies through our business and operation systems to empower users to accomplish tasks more effectively.

GOAL 3

Implement the strategic plan that considers and optimizes the Authority's human resources and organizational structure.

GOAL 4

Continue implementing programs that result in improved quantitative measurements.

GOAL 5

Continue producing quality single and multi-family developments that improve the quality of life for the citizens of Prince George's County.

Significant Change Definition

The Housing Authority of Prince George's County defines "Significant Amendments and Substantial Deviations/Modifications to the Plan", as follows:

10 (B) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATION

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Plan) when dollar amount exceeds 10% of the Capital Fund Budget or the amount of replacement reserve funds that exceeds 10% of the annual Capital Fund Budget;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

As part of the Rental Assistance Demonstration (RAD), The Housing Authority of Prince George's County is redefining the definition of a substantial deviation from the HAPGC Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance, Project Based Voucher Assistance and/or RAD Section 18 demolition/disposition and/or Section 18 Blend;*
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;*
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion*

Housing Choice Voucher Program Proposed Changes

- ▶ Clarification of Local Preferences & All HCV Special Programs
- ▶ Emergency Housing Vouchers
- ▶ Public Housing Reasonable Accommodation transfer/referral to HCV Program
- ▶ Reasonable Accommodation Approval/Denial
- ▶ Effective Communication/Provision of Auxiliary Aids & Services
- ▶ Informal Hearings
- ▶ Payment Standards and rent reasonableness updates
- ▶ Voucher Size
- ▶ Project Based Voucher Waiting List
- ▶ Resident Rights and PBV with RAD Conversions
- ▶ [HCV Revised Policies Transfer Policy_EHV_Re-entry_5 24 2021 rev](#)

Public Housing

Proposed Changes to the Admission and Continued Occupancy Policy (ACOP)

- ▶ Clarification of Local Preferences
 - ▶ Public Housing Reasonable Accommodation transfer/referral to HCV Program
 - ▶ Reasonable Accommodation Approval/Denial/ Live-in aide approval process
 - ▶ Assistance Animal & Pet Policy
 - ▶ Resident Rights with RAD Conversions
- ▶ [ACOP Updates October 2021](#)

CAPITAL FUND PROGRAM

CAPITAL FUND



KEY COMPONENTS :

- ▶ Funding for Large Capital Projects
- ▶ Repositioning Activities
- ▶ Non-Routine Maintenance

Financial Resources: Planned Sources and Uses

Listed are the financial resources that are *anticipated* to be available to the PHA for the support of Federal public housing and tenant-based Housing Choice Voucher assistance programs administered by the Authority during the (FY2021-22) Plan Year.

Financial Resources:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants	FY2021	
a) Public Housing Operating Fund	\$ 1,160,813	Public Housing Operations
b) Public Housing Capital Fund (#MD39P15501-19)	\$ 720,284	~25% operating & administrative expenses, and ~75% for capital improvements
CFP # MD39P01501-20	\$ 767,615	
c) HOPE VI Revitalization	NA	
d) HOPE VI Demolition	NA	
e) Annual Contributions for Housing Choice Voucher Tenant-Based Assistance	\$ 92,064,852	HAP and UAP
f) Community Development Block Grant		Capital Improvements
PY43: \$10,434.33	\$ 10,434	Kitchen and bathroom improvement close out
PY45: \$209,500	\$ 175,000	Possible reprogramming for accessible routes
PY46: \$350,000	\$ 175,000	Elevator project
g) HOME	NA	NA
j) Department of Energy (DOE)	NA	NA
h) CARES ACT Funding (HUD) \$3,045,491	\$ 1,442,695	Technology upgrading, landlord incentives, Kiosks (HCV), cleaning and PPE
2. Prior Year Federal Grants		
CFP (MD39P015501-16)	\$ 8,241	Capital Improvements
CFP (MD39P015501-17)	\$ 17	Capital Improvements
CFP (MD39P015501-18)	\$ 5,045	Capital Improvements
3. Public Housing Dwelling Rental		
Rental Income	\$ 1,473,541	Public Housing Operations
4. Other income (list below)		
Vending Machine, & Late Charges	\$ 12,177	Public Housing Operations
5. Non-federal sources (list below)		
Rental Allowances Program (RAP)	\$ -	Temporary Assistance for the Homeless
Total Resources - PY42,	\$ 98,015,713	Authority-Wide Operations

Capital Funds Allocations



- ▶ Strategic Long Term Plan
 - Standardize process
 - Incorporate Physical Needs Assessment
 - RAD Conversion Strategy
- ▶ Consultation with Maintenance and other staff
- ▶ Recommendations from Annual and 5-Year Rolling Plan
- ▶ Consideration of Public comments

Accomplishments FY 2020-2021

CAPITAL FUND PROJECT UPDATES				
	<ul style="list-style-type: none"> Public Housing - Design, Renovation and conversion of four(4) one bedroom units for The Uniform Federal Accessibility Standards UFAS compliance and certification. Work performed to address Legal settlement and VCA related matters. Jun. 2021- Modernization and Development 	Rollingcrest	June	Completed
	<ul style="list-style-type: none"> Public Housing - Emergency Mitigation of trip and fall hazards - The repair and replacement of 50 cu/yds concrete pavement. Jul. 2021 - Modernization and Development 	Rollingcrest	Sept	Completed
	<ul style="list-style-type: none"> Design, Renovation of the community center and restrooms and associated accessible routes for ADA compliance and certification. 	Marlborough	Jan	Completed
	<ul style="list-style-type: none"> Underground camera investigation of failing sewer pipes and re-lining /replacement 	Kimberly Gardens	Sept	Ongoing
	<ul style="list-style-type: none"> Implementation of Dealpath. Dealpath is a cloud-based project management platform enabling project tracking, pipeline, deal analytics, and collaborative workflows. Mar. 2021 - Modernization and Development 	Agency	March	Completed
	<ul style="list-style-type: none"> Public Housing Elevator Modernization - A complete system upgrade . All non-structural components replaced to improve the system's operation, energy consumption, safety and ride quality. Oct 2021 - Modernization and Development 	Cottage City	March	Ongoing
	<ul style="list-style-type: none"> Public Housing Appliance Upgrade and Upgrade. The procurement, delivery and installation of larger, ENERGYSTAR rated refrigerators. April 2021 - Modernization and Development 	Cottage City	June	Completed

Goals 2021-2022



Housing Assistance Division (HAD)

Operations:

Modernization & Rehabilitation:

1. Capital Fund Program grant award for 2021
 - Elevator Modernization
 - Cottage City
 - Marlborough
 - Rollingcrest
 - Community Ctr. Kitchen/Public Restrooms
 - Emergency Concrete sidewalk repairs and replacement

2. Capital Fund Program grant for 2022
 - RAD -Redevelopment Activities
 - Rollingcrest Village
 - PHA -Wide
 - PHA -Wide
 - Lead Testing
 - Ventilation Duct Cleaning

3. Major work to be completed
 - Accessible Routes - Parking Lot /Interior
 - Cottage City
 - Owens & Cottage
 - Rollingcrest & Cottage
 - PHA -Wide
 - Entry door sensory and security systems
 - RAD -Redevelopment Activities
 - Vacancy Turnaround & Emergency Maintenance

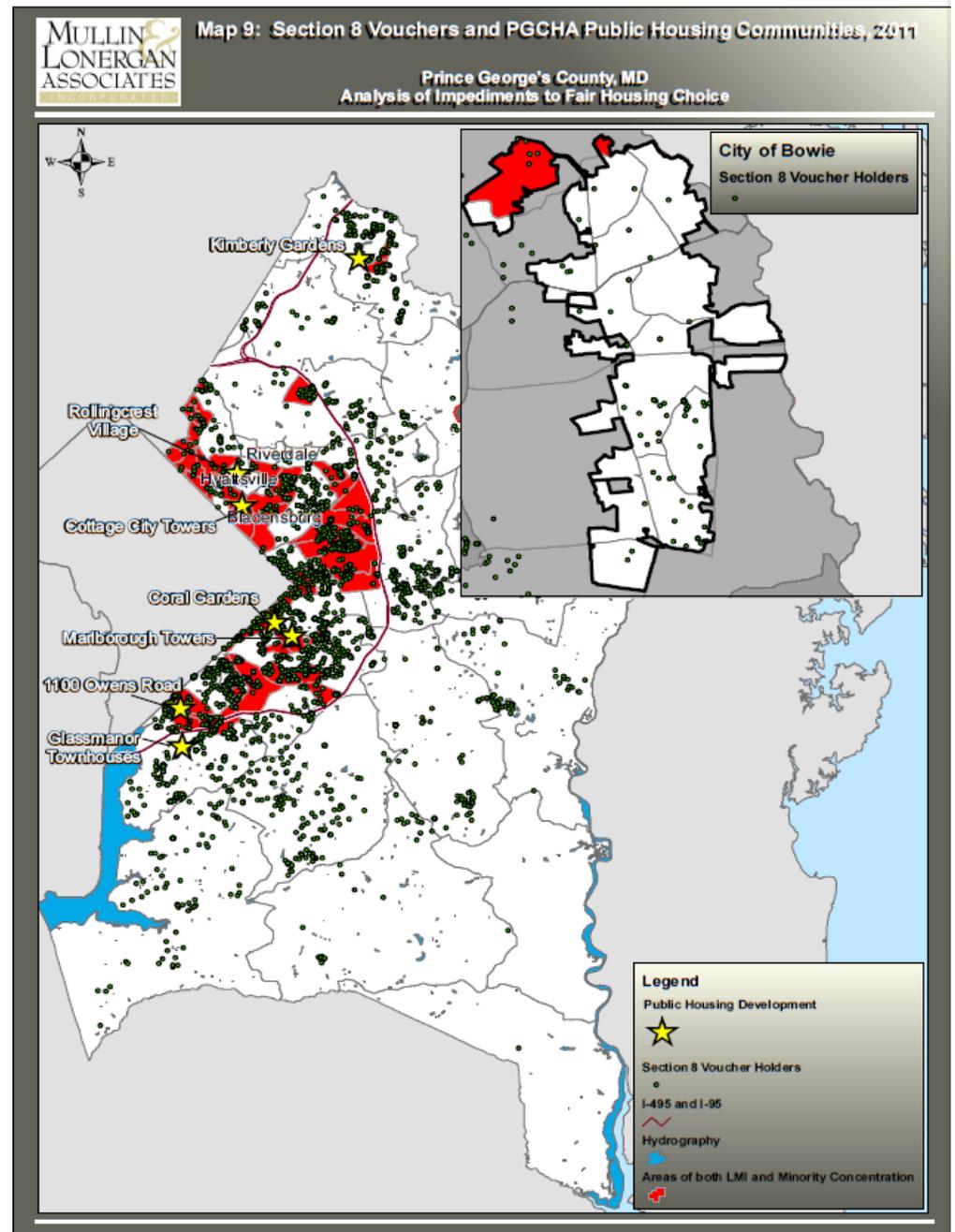
HAPGC Owns & Administered Units

- ▶ HAPGC currently owns or administers **6,362** affordable housing units.
- ▶ ACC - 5837
- ▶ 5,609 Housing Choice Voucher / Project based Units utilization as of October 2021 VMS
- ▶ 139 EHV vouchers
- ▶ 10 Additional VASH Vouchers
- ▶ 376 Public Housing Units



HAPGC Housing Product Location Map

- ▶ Kimberly Gardens ★
- ▶ Rollingcrest Village ★
- ▶ Cottage City Towers ★
- ▶ Marlborough Towne ★
- ▶ 1100 Owens Road ★
- ▶ HCV Units ●



RAD Conversion & Repositioning Strategy

- Will my PHA continue to exist if I reposition?
 - Yes! “Repositioning” gives PHAs options to elect to subsidize housing outside of the public housing model.
 - Repositioning does **not** reduce local control of the existing units. (In fact, there is MORE local control and flexibility to meet the community’s needs.)
- 

What does
“*Repositioning*”
mean?

Unit is taken out of the federal public housing inventory and converted from Public Housing Section 9 to Section 8

Preserve affordable housing availability,
using a project-based unit or voucher

Public Housing Repositioning has allowed PHAs to:

- Modernize aging properties
- Stabilize property revenues
- Conduct substantial rehabilitation
- Demolish/redevelop distressed/obsolete properties
- Support neighborhoods of opportunities
- Thin densities and mix incomes
- Streamline operations

Why reposition public housing?

- Backlog of capital needs and funding has not been sufficient to keep up.
- Conversion to long-term, Section 8 rental assistance contracts:
 - Stabilizes project revenue
 - Provides access to debt and equity to finance capital needs
 - Simplifies program administration

HAPGC'S RAD INITIATIVE

RAD Conversion Updates

- RAD Applications were submitted for Marlborough Towne, Kimberly Gardens and Rollingcrest Village. Portfolio Award was submitted for Cottage Center and Owens Road.
- Commitment to Enter into Housing Assistance Payment (CHAP) was received on Marlborough Towne, Kimberly Gardens and Rollingcrest Village.
- BV (CNA firm) was engaged to conduct RAD Capital Need Assessments (CNA)s (still under review)
- CSG Advisors has run financial models on several different options to understand any GAP funding required and to assist in prioritizing the properties to convert.
- Development Team meets bi-weekly and provides updates of development ongoing activities
- RAD resident meetings have begun at Cottage City and a RAD application to be submitted on Cottage City in December 2021 or January 2022

HAPGC NEXT STEPS.....

- Continue fine tuning the re-development plan for the priority properties Cottage City and Rollingcrest Village to follow. .
- Continue interviews and engage Architects and General Contractors.
- Interview and engage lender and equity partners.
- Continue to engage vendors for required third party reports needed for HUD, Lender and LIHTC program.
- Continue seeking out gap funding required.
- HAPGC transition from Self Property Management to Asset Management.
- Solicit and Hire Third Party Property Management Firm with Low Income Housing Tax Credit (LIHTC) Experience.

HAPGC'S RAD INITIATIVE

- ▶ HAPGC will look to complete rehab or replacement of its public housing assets to include all public housing properties
- ▶ HAPGC's Housing Assistance division has been working with consultants to review, plan, and initiate the RAD process for its public housing assets.
- ▶ HAPGC will continue to conduct assessments to determine needed repairs/replacement of critical components within the building and dwelling units.
- ▶ Earliest any rehab will occur – mid to late 2022.
- ▶ Refer to Annual plan for specifics to each project
 - [HACDB 2022 Annual Plan RAD 11 5 2021](#)

Cottage City Towers

Property Profile



The Building includes 100 units. The projected cost to redevelop, modernize and improve this property is \$55.1 M.

- ▶ Built in 1974
- ▶ 100 units
- ▶ 56 Zero Bedroom units
- ▶ 43 one Bedroom units
- ▶ 1 Two- Bedroom unit
- ▶ Renovation
- ▶ Projected to Begin Summer 2022

Cottage City Towers is a 6-story high-rise located in Brentwood. The Building includes 100 apartments. The majority of the apartments are either efficiencies or one bedrooms. A single two bedroom apartment located on the first floor. The building is situated on 3.17 acres and includes ample parking for residents.

Rollingcrest Village -
Sargent Road
Chillum Road

Property Profile



- ▶ Built in 1974
- ▶ 40 units
- ▶ 40 One Bedroom units
- ▶ Operating Budget: \$339,620
- ▶ New Construction – w/ Additional Units
- ▶ Projected cost to redevelop, modernize and improve this property is \$ 22.25 M
- ▶ Projected to Begin Summer 2022

The Rollingcrest Village public housing development is comprised of a total of 40 apartments located on two non-contiguous sites in Hyattsville. Two buildings totaling eighteen units are located on Chillum Road. Two additional buildings totaling twenty-two units are located on Sargent Road. The Chillum Road property is situated on 1.42 acres while the Sargent Road property is slightly larger at 2.09 acres. The buildings were originally constructed in 1974 and have undergone significant modernization activities through the years.

Kimberly Gardens

Property Profile



- ▶ Built in 1972
- ▶ 50 units
- ▶ 14 Two Bedroom units
- ▶ 26 Three Bedroom units
- ▶ 10 Four Bedroom unit

New Construction w/ Additional Units
Projected cost to
redevelop, modernize and improve this
property is \$36.5 M

Projected to Begin Summer 2023

Kimberly Gardens is a 50-unit public housing development located on Cherry Lane in Laurel. The site is approximately 5 acres. There are a total of seven dwelling buildings and one non-dwelling building located on the site. Apartment sizes include 2, 3 and 4 bedrooms.

Marlborough Towne

Property Profile



- ▶ Built in 1974
 - ▶ 63 units
 - ▶ 33 One Bedroom units
 - ▶ 25 Two-bedroom unit
 - ▶ 5 Three Bedroom units
- New Construction
 - Projected cost to redevelop, modernize and improve this property is \$36.5 M
 - Projected to Begin Summer 2023

Marlborough Towne is a 63-unit public housing development located on Tanow Place in District Heights. The site covers 5.21 acres. There are a total of twenty dwelling buildings and one non-dwelling building located on the site. Apartment sizes include 1, 2, and 3 bedrooms.

1100 Owens Road



Property Profile

- ▶ Built in 1971
- ▶ 123 units
- ▶ 68 Zero Bedroom units
- ▶ 54 one Bedroom units
- ▶ 1 Two-Bedroom unit

- ▶ Renovation
- ▶ Projected cost to redevelop , modernize and improve this property is \$45.7 M

- ▶ Projected to Begin Spring 2024

Owens Road is a 7-story high-rise located in Oxon Hill. The building includes 123 apartments. The majority of the apartments are either efficiencies or one bedrooms. A single two bedroom apartment located on the first floor. The building is situated on 7.34 acres and includes ample parking for residents.



QUESTIONS????

The End

